

FOR LEASE | OFFICE / WAREHOUSE / RETAIL
North 101 Business Park
14140 – 14198 Northdale Blvd, Rogers, MN 55374



North 101 Business Park is an attractive, single-story, two building commercial property in Rogers, Minnesota. It is conveniently located and visible off of Hwy 101. It is a flexible property providing office, retail, medical and warehouse spaces and is near numerous restaurants, hotels and amenities.

Property Features

- Highly visible digital signage available to tenants
- Loading with a combination of drive-in and dock doors.
- High traffic counts
- Improvement allowances available to qualified prospects



2026 estimated tax & CAM \$4.37 psf



Fiber and coax (Comcast)

Contact Us

ERIC DUEHOLM
Partner



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eric@terracegroupllc.com

BEN BRUNO
Brokerage Services



651.621.2563
ben@terracegroupllc.com

TONY ROSSATO
Brokerage Services



651.621.2507
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Full Property Information at:
north-101.com

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29 minutes to Minneapolis



37 minutes to Saint Paul



38 minutes to MSP Airport



<p>ERIC DUEHOLM Partner 651.621.2550 eric@terracegroupllc.com</p>	<p>BEN BRUNO Brokerage Services 651.621.2563 ben@terracegroupllc.com</p>	<p>TONY ROSSATO Brokerage Services 651.621.2507 tony@terracegroupllc.com</p>
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Available Suites

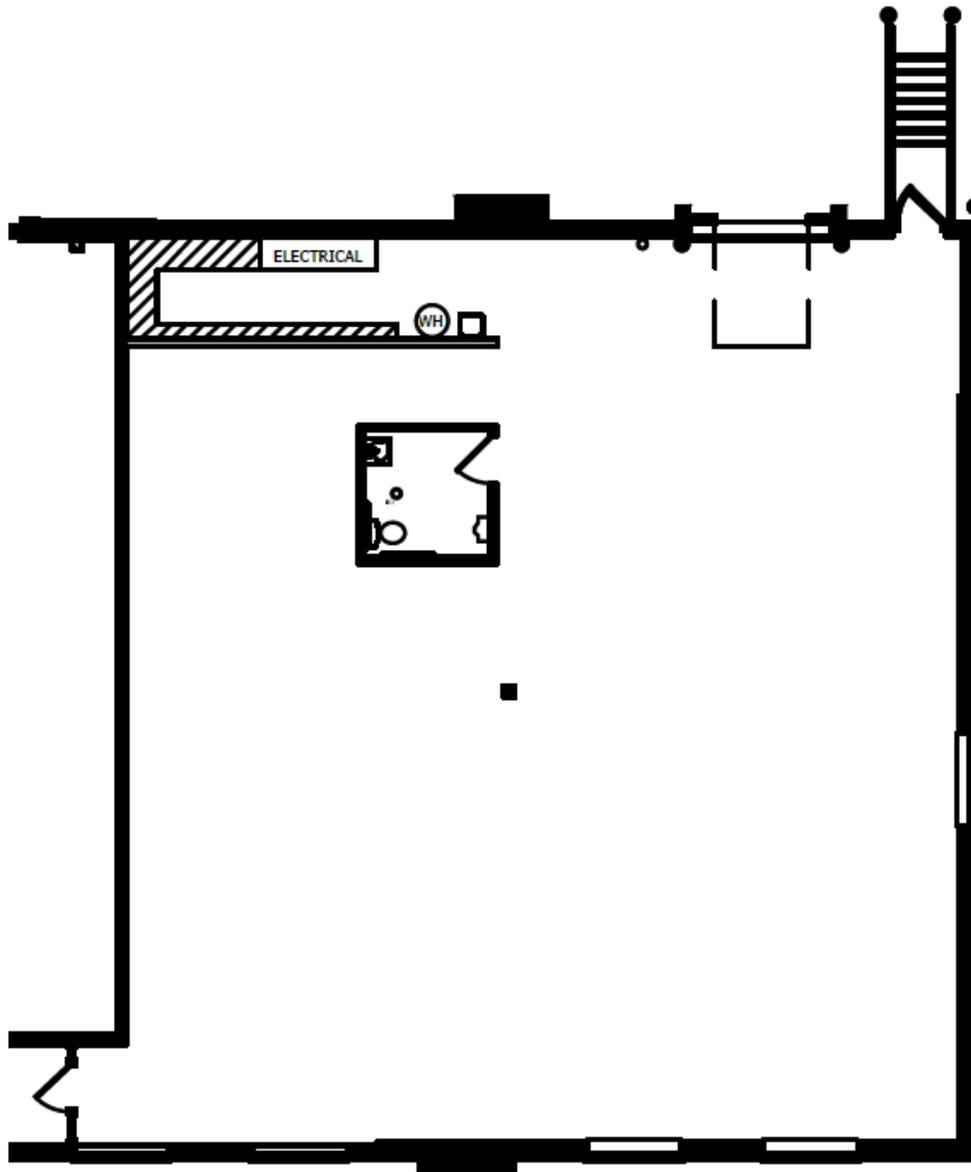


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14140

- 3,447 sf
- Fully AC
- Dock door
- Corner location with great glass lines
- HVAC – 6 tonnage installed 2022
- Estimated initial monthly gross rent - \$5,133



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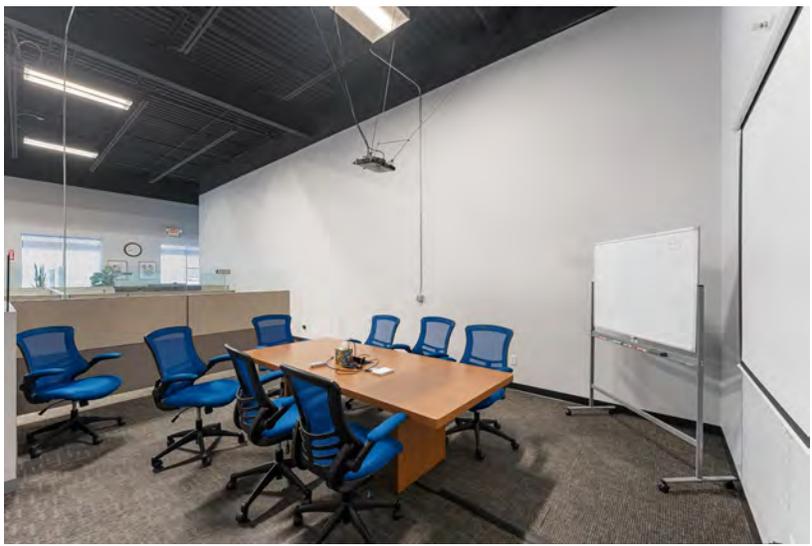
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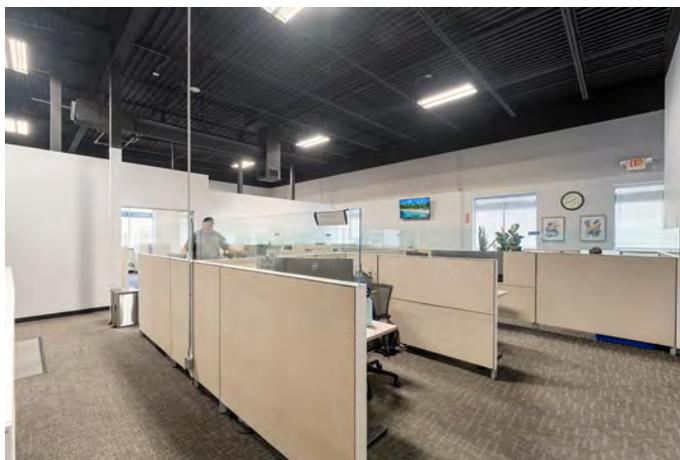
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14140



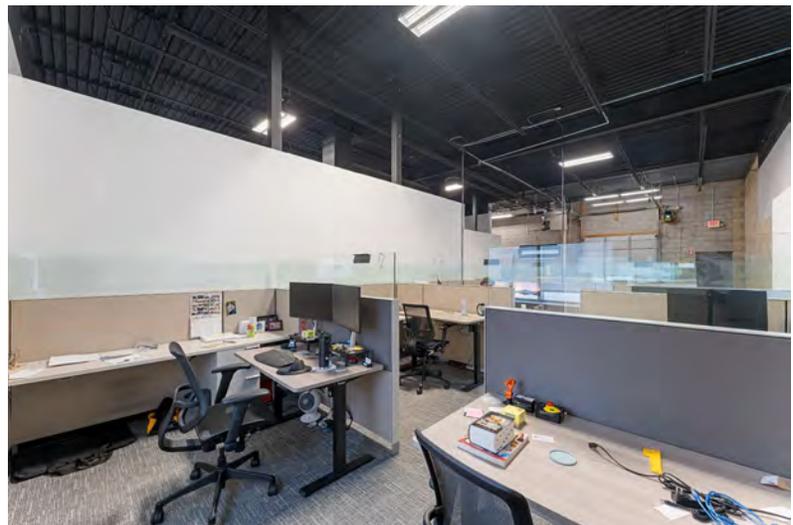
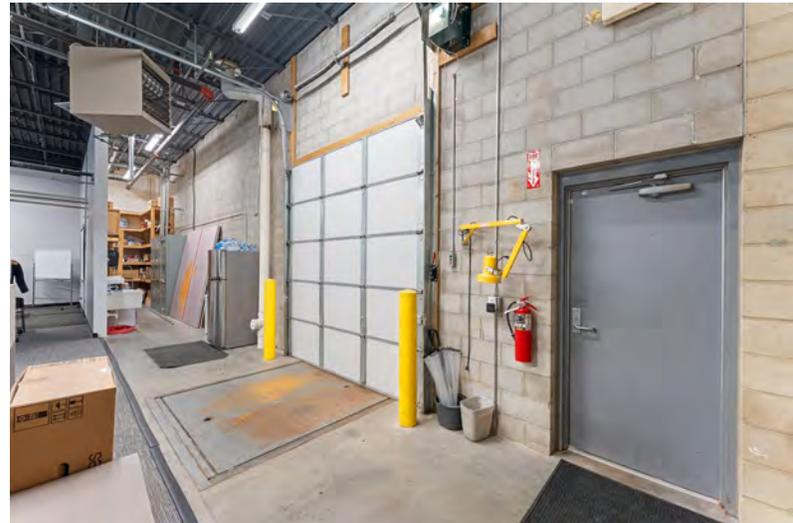
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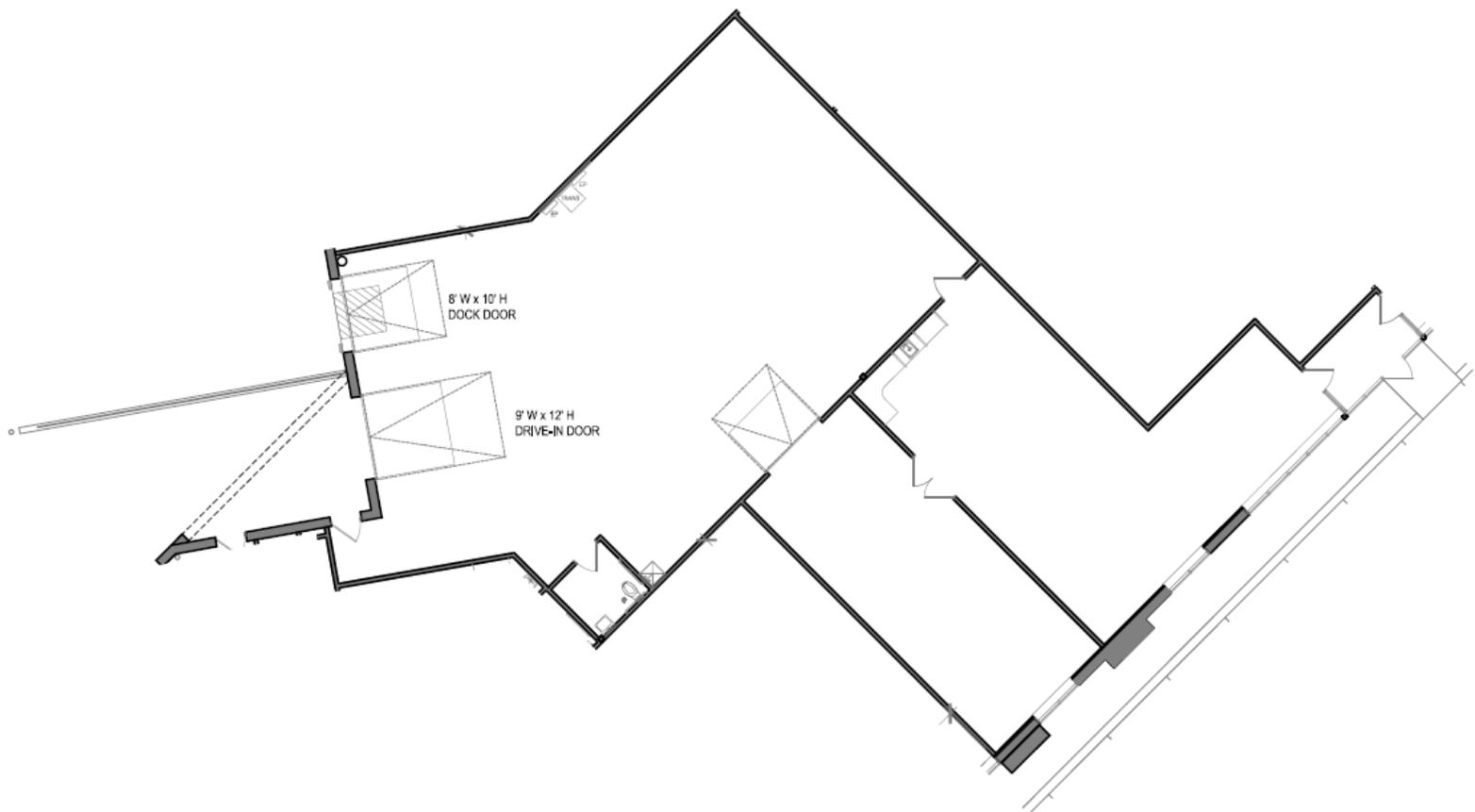
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14184

- 4,284 sf
- Dock and drive-in door
- Office space open to deck
- HVAC – 4 tonnage installed 2011
- Estimated initial monthly gross rent - \$5,072



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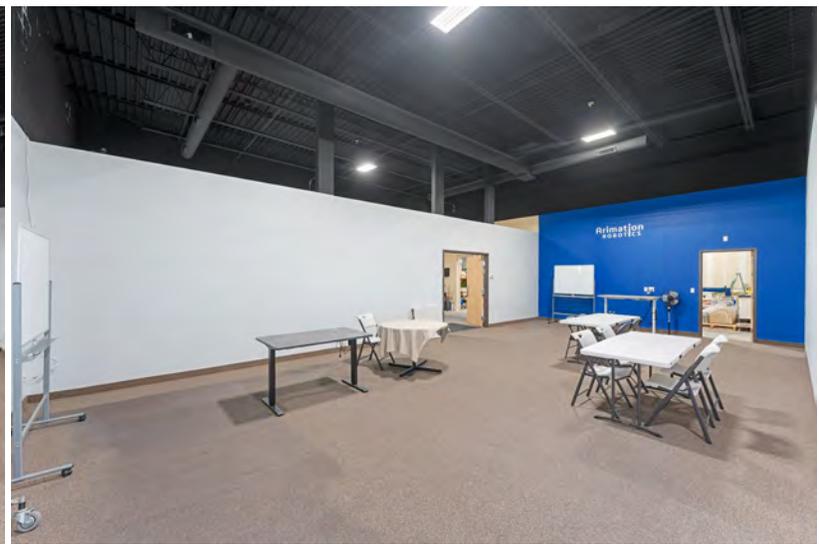
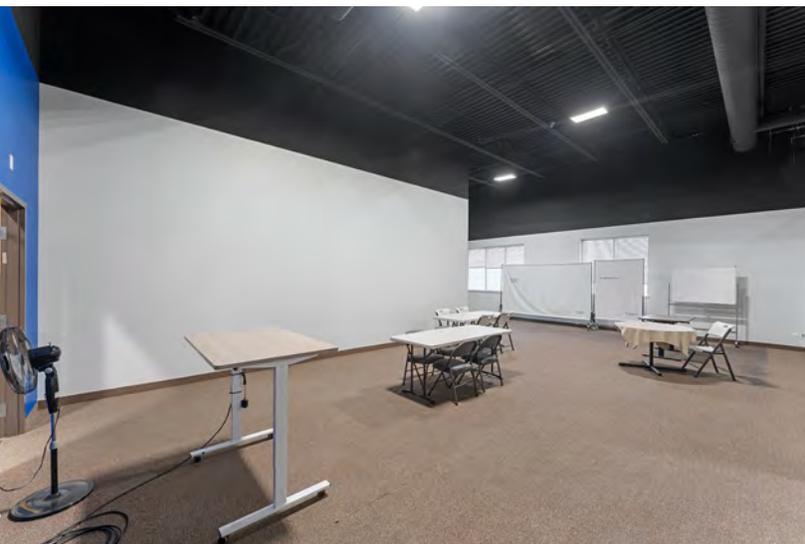
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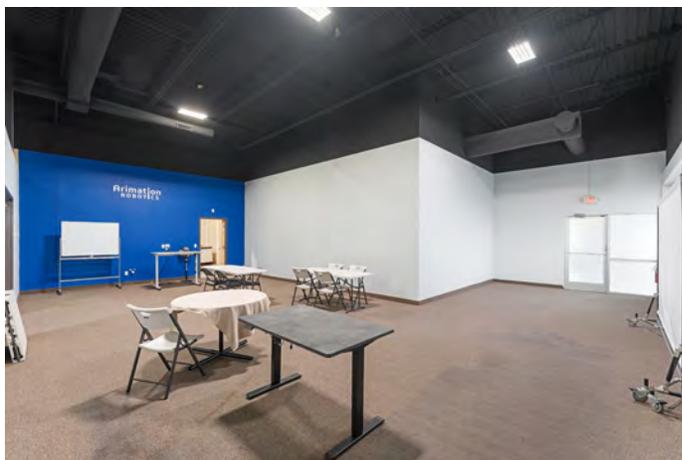
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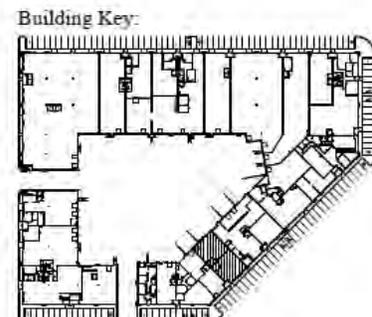
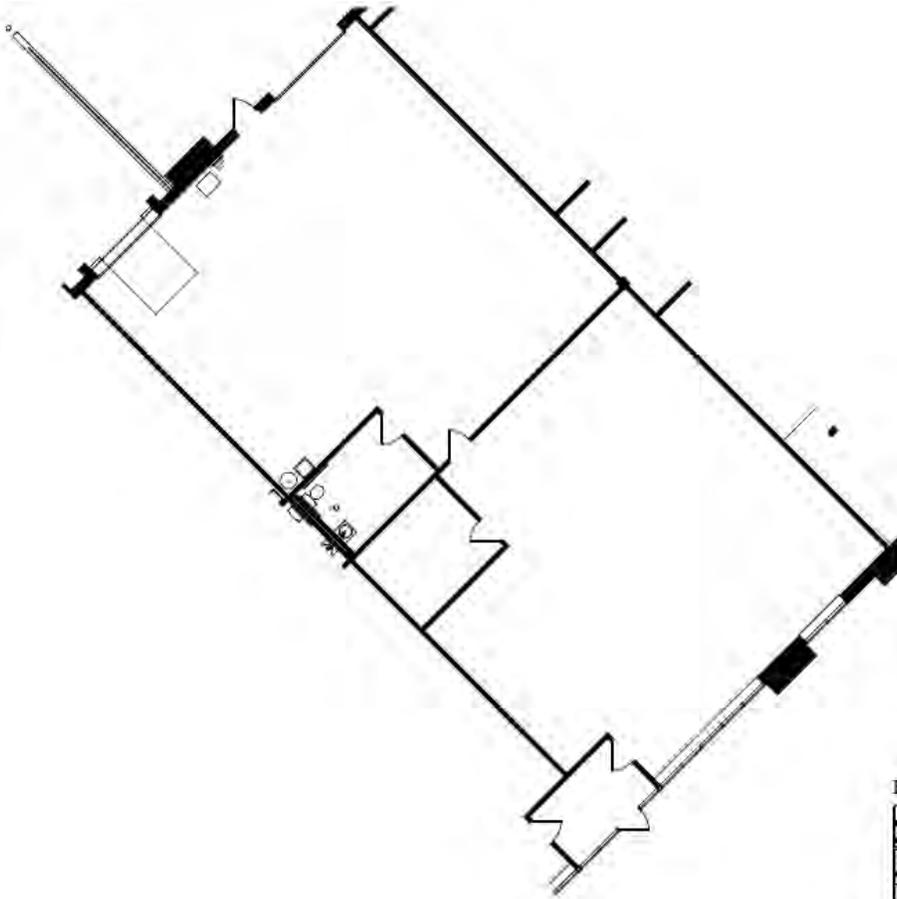
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14192

- 3,224 sf
- Dock and drive-in door
- Office space open to deck
- HVAC – 7.5 tonnage installed 2022
- Estimated initial monthly gross rent - \$4,309



Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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